

VILLA PARADISO LONG-TERM LANDSCAPE PLAN
Initially Adopted by Villa Paradiso Board 1-1-2022

Implementation Date:
2022 through 2025 and Beyond

ARCHIVED DOCUMENT
Board of Directors

Revised – May 1, 2023 and Fall 2025

Committee Mission – Original Statement

VP's landscape, much of the original plantings, is now in its 18th year of life. The VP Landscape Project has been formed to establish a short/long term plan to determine VP's current priorities for landscaping that we must phase into but, more importantly, set in motion a plan to address long-term landscape needs for 2022, 2023, and beyond, in order to establish the necessary funds to secure the future of VP.

All landscape facets will be considered: trees, shrubs, grass, irrigation, as well as any current or future items that will impact the carrying out of this plan, such as configuration of villa gutters, currently planned or future tree removal and soil composition.

Villa Paradiso's Board is charged with ensuring that intelligent plans are in place to ensure that Villa Paradiso is maintained as a community of choice. As such, at the conclusion, this plan will include short and long-term budget expectations which will be presented to the Board of Directors of Villa Paradiso.

The Board of Directors will be responsible for approving and determining budget implications including future dollars for purposes of reserve funds.

Original Project Team (2022)

Dick Mole – Chair, VP Landscape Review Committee (LRC), Vice President, VCA Board of Directors

Members:

Cindy Beckley – Member, LRC and President, VCA Boards of Directors

Linda Braun – Member, LRC

Margaret Eskey – Member, LRC

Patricia Matthews – Member, LRC (effective 2023)

Gail Stewart – Member, LRC, and ARC

Board Advisor:

Patty Lombardo – Vice President, Villa Paradiso Board of Directors

2025 Project Team Changes

Margaret Eskey and Patricia Matthews – Co-Chairs of Landscape Review Committee (LRC)

Gail Stewart – Removed as Member (effective 2024)

Patricia Boivin – Added as Member (effective 2024)

Villa Paradiso's Planting Zones
(to be used as future reference)

Zone 1 – Driveway Median

Zone 2 (two sections) – (2A) Shrubs Along Side of Garage and (2B) Shrubs Around the Base of the Pigmy Palm near the corner of the walkway and the garage

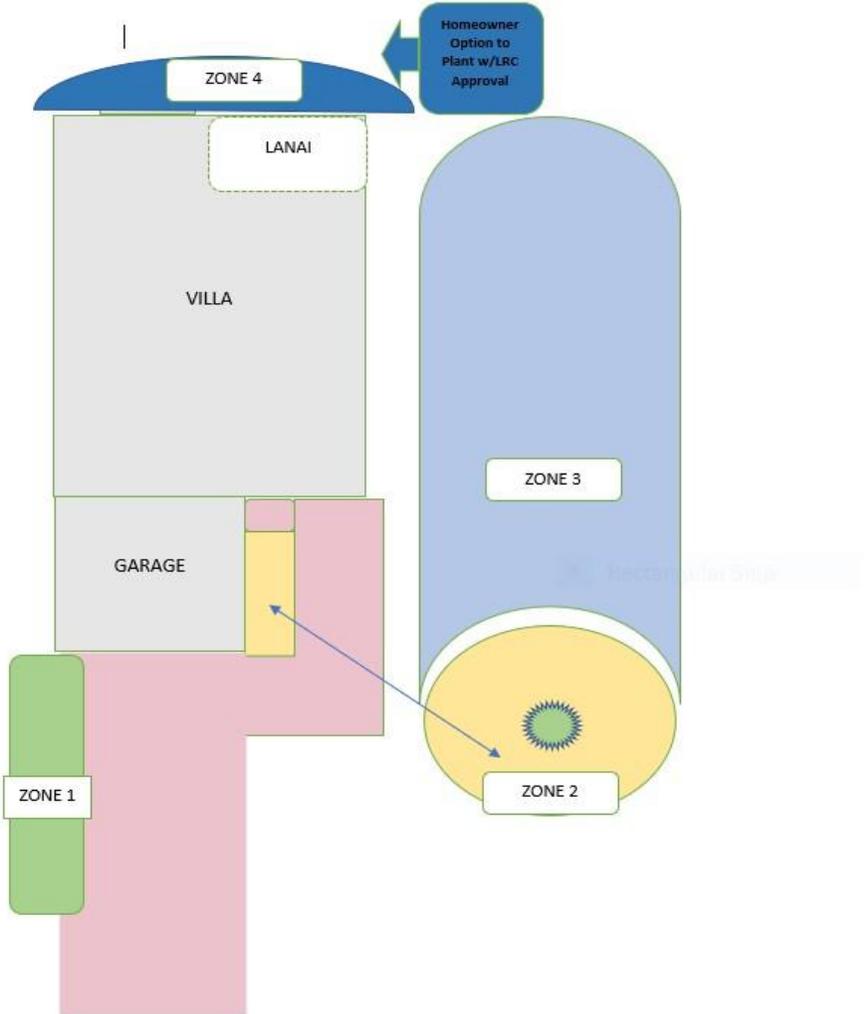
Zone 3 – Shared Gardens Between Villas or Individual Gardens Next to Villas

Zone 4 – Homeowners' Gardens Immediately Behind Respective Villas



VILLA PARADISO LANDSCAPE PROJECT 2021

IDENTIFICATION OF PLANTING ZONES



Zone Plantings

Zone 1 — Driveway Median

“This is a NO Resident Planting Zone”

Dwarf Ixoras – mixed shades of red



Zone 2 –Two Sections

Both Sections are “No Resident Planting Zones”

Zone 2A

Along the side of the garage from front of the garage to HVAC or alcove.
Hedges of *Schefflera arboricola* (green or variegated) or Hawthorne (*Rhaphiolepis indica*)
filled in as needed to make an attractive hedge

Zone 2B

Around the base of the Pigmy Palm
Perennial Peanut Bush (potentially Golden Glory),
Carissa (potentially Emerald Blanket), and/or
Crotons (potentially Gold Dust), which will replace
the currently planted Spreading Juniper

Zone 2A – Along Garage to Air Conditioner or Alcove

Continue with prior plantings (replacements as needed)

Schefflera arboricola (Green or Trinette/variegated)

or

Hawthorne (*Rhaphiolepis indica*)



Zone 2B – Under Pigmy Palm

(Remove Junipers due to age and appearance)

Potentially plant Perennial peanut bush, Crotons, and/or Carissa in 2026



Zone 3 – Shared Gardens between Villas or Individual Gardens next to the Villas

Definition of Shared versus Individual Gardens. A Shared Garden is a planting area in which two homeowners both have the right to plant. Typically, the property line runs through the center of a Shared Garden area. For villas with a Shared Garden, both homeowners must agree on the plantings. If an agreement cannot be reached by the owners, the LSC of Villa Paradiso will make the decision.

Several villas have an Individual Garden which means no neighbor can plant in this area and that this area is 100% within one owner's property line. An Individual Garden is usually at a corner, at the end of a street, or there is a large expanse of grass between adjacent villas.

The LSC has listed specific plants which can be chosen by the homeowners for their villas' gardens. Other plants may be chosen with approval from the LSC, after an Architectural Variance Request - Landscape has been completed and approved..

Seasonal or annual plants may be planted in this area but must be maintained in a healthy condition and may need to be removed at the end of the appropriate growing season.

The Villa Paradiso landscapers will maintain all plantings in Zone 3. However, individual homeowners may do additional work in this area, as the homeowner so chooses.

If plants do not appear healthy, it will be up to each villa's owner to remove the offending plants and, if desired, replace them with selections of the owner's choice. If this is not done, a small one-time stipend will be given to the villa's owner, or allotted to the VP LSC, for the purchase of plants for this area of the garden. The plantings in each villa's Zone 3 must look appropriately healthy and must be maintained by the owner or the landscapers.

Zone 3: A Selection of Perennial Planting Options*

Bird of Paradise	Foxtail ferns	Pentas
Carissa	Gardenia	Perennial peanut bush
Coreopsis	Geranium	Phenomenal & Spanish lavender
Crotons	Heliconia (Lobster claw)	Salvia azure (sage)
Dracaenea	Hibiscus	Sansevieria
Dwarf Allamanda	Ixora	Succulents (discretion by species)
Dwarf Bottlebrush	Japanese spirea	Viburnum
Dwarf Bougainvillea	Jatropha (tree)	
Eugenia (Brush Cherry)	Panama Rose (Butterfly bush)	

* The above listed plants have shown that they will generally thrive in our community's environment. These perennial plants may be planted without any additional permission from the VP Landscape Committee (LSC). The LSC has the discretion to delete or add plants to this list, at any time, based upon equity to all owners or specific environmental circumstances. If other plants are requested by the villa's owner, an Architectural Variance Request - Landscape form should be filled out by the requesting owner and forwarded to the Landscape Committee of Villa Paradiso for review.



Bird of Paradise



Carissa



Coreopsis



Croton



Dracaena



Dwarf Allamanda (Golden Trumpet)



Dwarf Bottlebrush



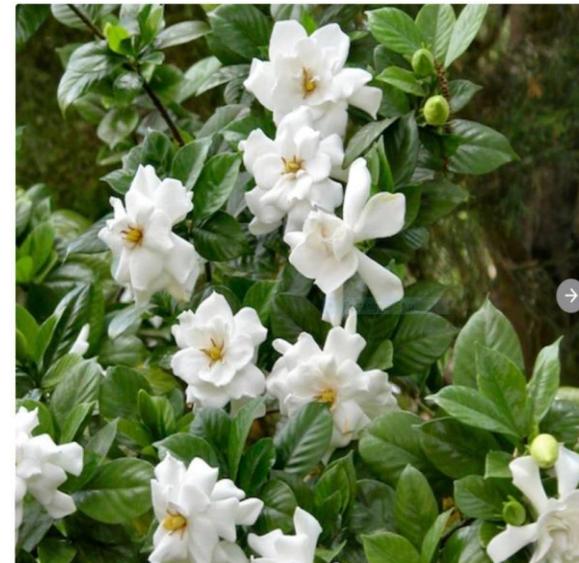
Dwarf Bougainvillea



Eugenia – Brush Cherry



Foxtail fern



Gardenia



Geranium



Heliconia (Lobster claw)



Hibiscus



Ixora



Japanese spirea



Jatropha tree



Panama Rose (Butterfly bush)



Pentas



Perennial peanut bush - Golden Glory



Phenomenal Spanish lavender



Salvia azurea (Blue sage)



Sansevieria



Succulents (discretion by species)



Viburnum

Zone 4 – Behind the Villa and Immediately Adjacent to the Lanai

A basic package of Spreading Junipers will be planted, at the owner's request. This basic package is paid, on a one-time basis, for the homeowner by Villa Paradiso's Landscape Committee's budget.

If desired, a homeowner can request a specified selection of plants, at the homeowner's expense, be planted in Zone 4. The villa's owner will need to fill out an AVR - Landscape (Architectural Variance Request - Landscape) form, if the requested plants are not Spreading Junipers. Work cannot be started until this form has been submitted and approved by the Villa Paradiso LSC.

If the villa's owner does the work of former plant removal and/or the installation of new plantings, the owner is responsible for the costs of any repairs which may need to be completed due to damaged irrigation or utility lines.

Seasonal or annual plants may be planted in Zone 4. If this is done, all plants must be maintained in good condition and must be removed at the end of the growing season.

Mulch will be applied to this area by Villa Paradiso, when the community receives its yearly distribution of this landscaping product.

Villa Paradiso's landscape contracted personnel will maintain this area to the standards of the VP or VCA communities.

Transplanting Plants from Existing Zones

When plants are removed from a homeowner's Zones 3 or 4, and the removed plants are suitable for transplanting, a homeowner is free to take a plant(s) and transplant them in the owner's Zone 3 or Zone 4. If the plants are not already authorized for planting in either Zone 3 or 4, the owner will need to seek approval of the Landscape Committee by completing an Architectural Variance Request - Landscape. If the plants are deemed invasive or unacceptable, they may not be transplanted, under any circumstances, on the owner's property.

The cost and labor for transplanting is the homeowners' responsibility. In addition, if there is damage to the irrigation or utility lines while undertaking any transplanting, the homeowner will be liable for all repair costs.

When contemplating the transplantation of plants, the individuals doing community landscape work should not be distracted from the work to which the individual has been assigned, to take care of the owner's transplanting wants or needs.

If a homeowner wants to transplant any plants, but cannot do this personally, it is advised that the plants removed from the ground be properly watered and maintained until the homeowner can find or hire someone who will undertake the task of transplantation.

Invasive* and Unacceptable Plants#

* Invasive Plants: These plants may not be planted and, if found growing in the ground or in a pot, on an owner's property, the plants should be removed immediately. These plants are on the Florida State invasive species listing, due to their growth, competitiveness with other species, and their habitat damage.

African Tulip Tree	Chinese Tallow	Japanese Honeysuckle
Air Potato	Cogongrass	Kudzu
Brazilian Jasmine	Elephant Ear	Lantana (all species)
Brazilian Peppertree	Glossy Privet	Mexican Petunia
Camphor Tree	Golden Bamboo	Oyster plant (Moses-in-the-cradle)
Chinese Privet	Japanese Climbing Fern	

Unacceptable Plants: These plants should not be planted in our community and, if any plants are found, they should immediately be removed from the soil or pot. Afterwards, the plant debris should be placed in a disposal container for trash pick-up. These plants are very tenacious, can easily root and, even when they appear to be dead, can initiate new plants with successful growth. [Cardboard plants (*Zamia furfuracea*) are considered emerging invasive due to the leaves and the red berries being poisonous.]

Aztec grass	Holly	Plumeria
Cardboard plant	Magnolia trees	Reclinata palm
Fruit trees	Oleander	

PROJECTED COST ESTIMATES (Page One)

(effective on 10-1-21, the date of the initial report*)

These estimates included the cost of new plantings, the removal and disposal of the existing plants, and the cost to reset the affected irrigation system.

Zone 1 (the areas between the driveways) was estimated at \$11,484, which was ~\$275 per villa.

Zone 2A (the area along the garages, up to the AC or alcove) was estimated at \$27,460, which would have been ~\$650 per villa. During 2025, this cost was absorbed by the Landscape Committee's replacement budget, so there was no cost to any villa's owner.

Zone 2B (the area under the Pigmy Palm) was estimated to be \$17,316, which would be ~\$410. The planting selection, as well as the cost, is still being considered for this area, due to budget constraints from prior hurricane damage, assessments from VCA, roof cleaning/replacement, and upcoming exterior villa painting.

Zone 3 is basically up to each villa's owner, as long as the plantings comply with the basic guidelines for plant selection as established for Villa Paradiso by the Landscape Committee. Originally, it was estimated that \$30,000, approximately \$700 per villa, would be available for this area's new plantings, throughout the community, which would come from Villa Paradiso's reserve monies.

Zone 4 can be planted by the villa's owner at the owner's expense. Otherwise, the basic plan of replacing the current spreading Junipers, with newer plants of the same species, will be followed and maintained by Villa Paradiso.

PROJECTED COST ESTIMATES (Page Two)

(effective on 10-1-21, the date of the initial report*)

All stated costs were only estimates as of October 1, 2021. It is assumed that these costs would change over the years based on economics, availability of personnel and plants, and the decisions of the Villa Paradiso Landscape Committee and the Villa Paradiso Board of Directors at the time planting changes would be made.

Prior to the beginning of a Zone project, The Project Team of the LSC, together with the Villa Paradiso's landscape contractor will assess the proposed Zone plan to ensure that currently installed plants are not useable and that proposed plantings are still available and viable. A recommendation will then be presented to the Board for approval and the potential determination of an assessment for each villa's owner will be stated, if needed. All assessments will be specific to only that Zone's project.

It is the philosophy of the current Landscape Committee that this Committee appropriately manage the community's money and that livable plants will remain planted, and other plants will not be substituted into Zone One, Two A, or Two B without a valid reason, if the current plantings are healthy, have esthetic appeal, and are not posing any threat to community members. Living plants will not be removed from these three Zones and shall not be replaced by other living plants at any community members' expense, merely to improve what someone has deemed to be more attractive than the current plantings. The Landscape Committee's goals are to be good stewards of living plants, to maintain the beauty of our community, and to wisely manage the community's finances.

ANTICIPATED PLAN FOR LONG-TERM PLANTINGS

Revised 2023 and Fall 2025

Any of these anticipated dates may change depending upon the weather or financial restrictions.

Zone 1: Mid-summer 2022, within the rainy season. Plan completed.

Zone 2A: Delayed plantings due to hurricane season expenses in 2022. The decision was made in 2025 to replace only plants in hedges which needed to be filled in with new specimens of the same variety. This plan was completed in 2025, with at no cost to the homeowners.

Zone 2B: The decision as to which plants will be installed under the Pigmy Palm is on-going. The Spreading Junipers will be removed, but the new species to be planted still needs to be determined during the winter of 2026. Possible candidates are Perennial Peanut Bush, Crotons and/or Carissas.

Zone 3: Each homeowner of the villa will decide which plants to purchase, grow, and maintain in this area. This Zone needs to be well planned, maintained, and should not contain invasive or unacceptable plants. All Zone 3 areas will occasionally be reviewed by the Villa Paradiso Landscape Committee members during community walk-about.

Zone 4: Each villa owner will maintain the plants at the back of the lanai or these plants will be maintained to VP or VCA standards by the hired landscaping personnel.